

Daniel Martinez

From: Alison Kimble <alison.m.kimble@gmail.com>
Sent: Monday, February 10, 2020 6:45 PM
To: Daniel Martinez
Subject: Re: Spar Pump Station Questions

This is great, thank you so much for providing these details. We are definitely invested in keeping trees in our community, neither of these projects infringes significantly on the greenery.

Thanks again!
Alison

On Mon, Feb 10, 2020 at 5:12 PM Daniel Martinez <danielm@issaquahwa.gov> wrote:

Hi Alison,

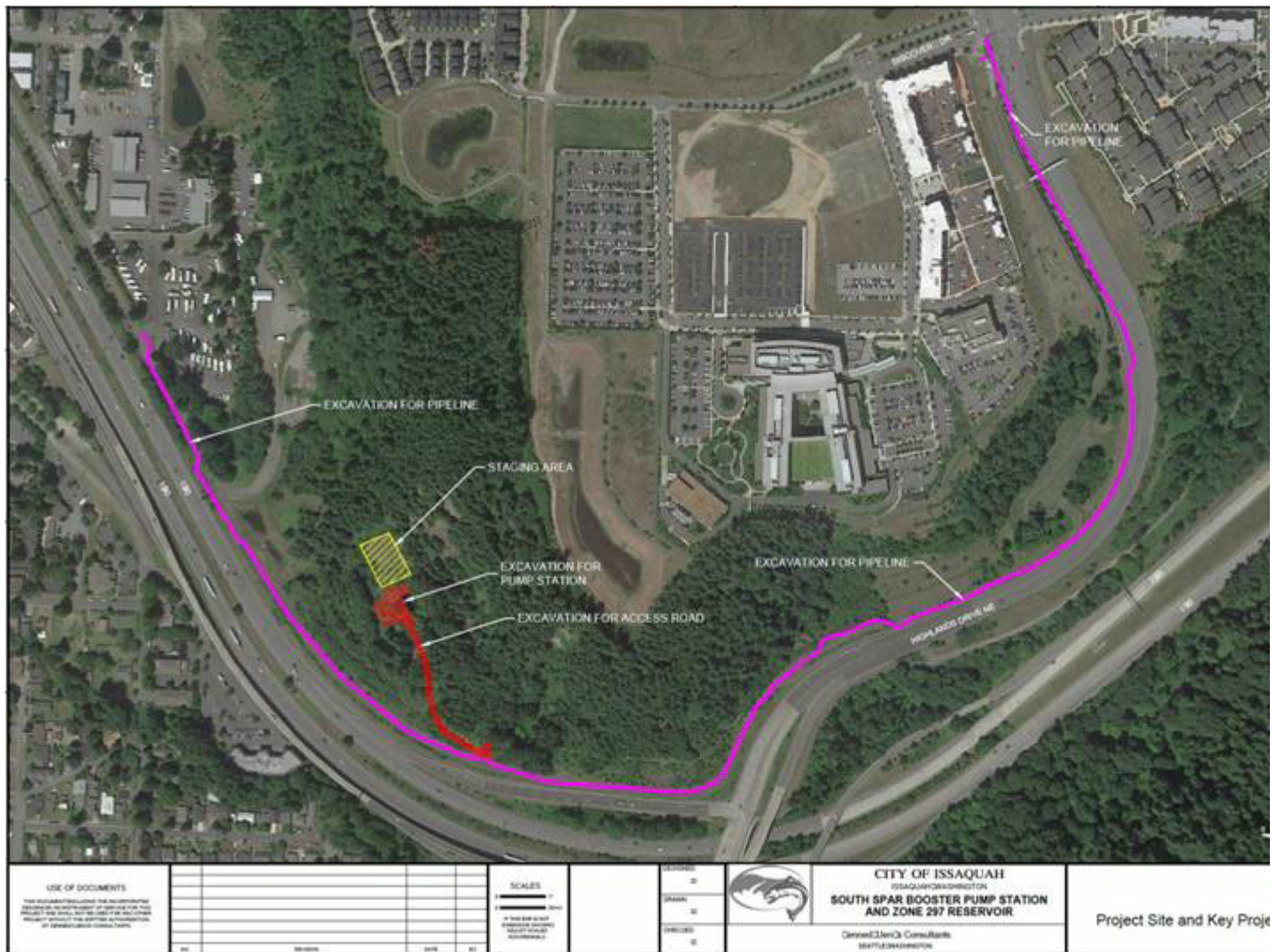
Thank you for reaching out. I am happy to help answer any questions you may have about the project, or direct you to another professional who can.

The short answer to your question about a “barrier of trees” is yes, there will be a barrier of trees. The image below demonstrates the area needed for the access road and the pump station. The only trees proposed for removal are those within the approximate area shown in red. All other healthy trees are proposed to remain.

The site is zoned Community Facilities (CF) and is owned by the City. This a phased project; meaning that the booster pump station is being considered now, while a reservoir is planned for a future date (5-7 years). The location of the reservoir is approximately the area shown in yellow. Beyond this project, I am unaware of any planned development for the site.

Regarding your question about noise, the pump station will be required to meet the Noise Control provisions found in the City’s Municipal Code: *No mechanical equipment shall be operated so as to produce noise in levels above the limits specified in subsection A of this section as measured from the nearest property line of the parcel on which the equipment is located. Manufacturer’s specifications may be required to be submitted to the Development Services Department prior to issuance of the Building Permit. Verification that the maximum level is not being exceeded may also be required after construction, but prior to issuance of a certificate of occupancy.*

I hope this has been helpful. Please do not hesitate to contact me should you have any further questions about this project.



Best,

DAN MARTINEZ, AICP

Associate Planner | Development Services Department

Direct: (425) 837-3124 | Front Desk: (425) 837-3100



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This email and any responses to it may be subject to public disclosure.

From: Alison Kimble <alison.m.kimble@gmail.com>

Sent: Friday, February 7, 2020 10:33 PM

To: Daniel Martinez <danielm@issaquahwa.gov>

Subject: Spar Pump Station Questions

Hi Daniel,

I live in Westridge South, and I was wondering about the status of the Spar Pump Station project (Project Number: PRJ15-00036).

Currently, the area around and where the area in review is all trees. Obviously, this community cares about tree preservation...

- Will there be a barrier of trees between the houses in Westridge South, and the station?
- Will the trees/barrier be protected as a green belt (obviously this would be very much preferred), or will the remainder of the land be open to other development?

Also, will the station cause noise that will disrupt the neighboring communities?

Thank you,

Alison

Daniel Martinez

From: Daniel Martinez
Sent: Wednesday, April 21, 2021 6:24 PM
To: Ryan Fields; Erin Fields
Subject: RE: Question about the SPAR Booster Pump

Hi Ryan and Erin,

Thank you for your question. The project is required to meet the City's Noise Control ordinance identified in Issaquah Municipal Code (IMC) [18.07.136](#). The City has adopted the Washington State Administrative Code, which outlines [permissible noise level](#). Please be advised that residential uses generally fall within EDNA Class A.

Please let me know if you have any further questions.

****Please allow up to 48 hours for a response****

Take care,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100



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Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody. – Jane Jacobs

From: Ryan Fields <ryancfields@gmail.com>
Sent: Thursday, April 15, 2021 12:45 PM
To: Daniel Martinez <danielm@issaquahwa.gov>; Erin Fields <erinfields@gmail.com>
Subject: Question about the SPAR Booster Pump

Hi,

I would like to submit a question about the SPAR booster pump site.

My question is regarding the noise level, we live about 200ft away from the new site and interested to know what to expect regarding noise for the booster pump and generators.

Thank you,

Ryan Fields

435 5th Ave NE

Issaquah, WA 98029
425-280-7885

Daniel Martinez

From: Tonya Lane <radiazen@gmail.com>
Sent: Friday, April 23, 2021 10:11 AM
To: Daniel Martinez
Subject: Re: SPAR Booster Pump Station and Water Quality

Ok, thank you for the follow up. I hope that in the future if they do consider blending the water as part of normal operations, that the community is notified in advance.

Thanks again,
Tonya

On Apr 22, 2021, at 2:36 PM, Daniel Martinez <danielm@issaquahwa.gov> wrote:

Hi Tonya,

Thank you for your comment. I reached out to the Public Works Department because I did not know the answer to this – this is their response:

The SPAR Booster pump station project will also deliver Cascade Water Alliance (CWA) water to Highlands community through the new water main alignment for redundancy and reliability. The Highlands community will continue to receive CWA water after the completion of the SPAR Booster pump station project. Currently, there is no plan to blend Issaquah valley groundwater into CWA water for Highlands community, only in the emergency situation (disruption to CWA supply) Highlands community would receive Issaquah valley groundwater.

Please let me know if you have any questions.

Take care,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100
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From: Tonya Lane <radiazen@gmail.com>
Sent: Thursday, April 15, 2021 8:23 PM
To: Daniel Martinez <danielm@issaquahwa.gov>
Subject: SPAR Booster Pump Station and Water Quality

Hello Dan,

I am a resident of Issaquah Highlands. My understanding is that the Highlands community currently receives our water from Cascade Water Alliance (CWA). The City of Issaquah Water System Plan says that infrastructure already exists to blend Issaquah valley groundwater into our current CWA water. Apparently the proposed booster pump station would further facilitate moving water from the valley wells into the Highlands community. I appreciate and am supportive of investment in water supply redundancy for *emergency purposes*.

I'm hoping for clarification on this project. Is the SPAR booster pump station for emergency supply only, or is the goal to at some point regularly substitute blended water in place of the current CWA supply to the Highlands? I am aware of efforts to remove PFAS and other contaminants from the valley water supply. I'm still concerned that introducing it into the Highlands network could reduce the quality of drinking water in the Highlands, and I would thus prefer that only the higher-quality CWA water remain in regular distribution here.

Thank you for the opportunity to comment,
Tonya Lane

Daniel Martinez

From: Daniel Martinez
Sent: Thursday, April 22, 2021 3:27 PM
To: Connie Marsh
Cc: Gary Schimek; Tony Nguyen
Subject: RE: Spar Pump Station Public Comment
Attachments: Limits of Work.pdf; Overall Site Plan.pdf; SEPA Letter.pdf

Hi Connie,

Thank you for attending and for your comments. I appreciate you pushing the organization to do the right thing. I do believe the folks in attendance last night have the best interest of the environment and the community at heart.

Your comments and our responses will be provided to the Environmental Board. Please see the bottom of this thread for responses to your questions in **red font**. This was an effort between me, Gary, Tony, and their consultants.

Please let us know if you have any other questions.

Take care,

DANIEL MARTINEZ, AICP

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From: Connie Marsh <auntgrumpy@comcast.net>
Sent: Wednesday, April 21, 2021 7:39 PM
To: Daniel Martinez <danielm@issaquahwa.gov>
Subject: Re: Spar Pump Station Public Comment

Hey,

Thanks for the meeting. I obviously don't agree with some of your comments but it was good to at least have a meeting!

Are my written comments and answers created for this meeting going to go to the Environmental Board in their entirety?

Connie

On Apr 21, 2021, at 4:49 PM, Daniel Martinez <danielm@issaquahwa.gov> wrote:

Thank you, Connie. Providing the questions ahead of time is super helpful and I think it allows for a more efficient discussion should we see you at the meeting later.

****Please allow up to 48 hours for a response****

Best,

DANIEL MARTINEZ, AICP

Associate Planner | Community Planning & Development

Direct: (425) 837-3124 | Front Desk: (425) 837-3100

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From: Connie Marsh <auntgrumpy@comcast.net>

Sent: Wednesday, April 21, 2021 1:02 PM

To: Daniel Martinez <danielm@issaquahwa.gov>

Cc: davidkappler@hotmail.com

Subject: Re: Spar Pump Station Public Comment

Hi Daniel,

Yes...I figured that written comments were better than me blasting them out at the meeting tonight. Time is not a particular issue...just happy to be able to get the questions out early!! (Sorta)

I will likely ask the SEPA cumulative impact questions tonight and some questions about being able to reduce the foot print. Likely I will ask for a more understandable rendition of impacts vs mitigation and then truck trips. Finally I will ask for a summer only clearing and grading condition. I think others will ask about trail closures and stuff...so I didn't bother.

Hope this helps you know about what questions might come out tonight.

Thanks,

Connie

On Apr 21, 2021, at 12:55 PM, Daniel Martinez <danielm@issaquahwa.gov> wrote:

Hi Connie,

It is nice to hear from you and I hope you are well. Thank you for your questions. There are some questions that would best be answered by Public Works and/or their consultants, and I will compile everyone's responses and send them to you as soon as I am able.

****Please allow 48 hours for a response****

Take care,

DANIEL MARTINEZ, AICP

Associate Planner | Community Planning & Development

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Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody. – Jane Jacobs

From: Connie <auntgrumpy@comcast.net>

Sent: Saturday, April 17, 2021 12:50 PM

To: Daniel Martinez <danielm@issaquahwa.gov>

Cc: David Kappler <davidkappler@hotmail.com>

Subject: Spar Pump Station Public Comment

Hi Daniel,

I have looked at your documents and find several things missing in the presentation.

1. An extended SEPA checklist needs to be done to include the cumulative impacts of the expected water tower.

The applicant has provided a letter and exhibits (three attachments) to CPD staff indicating that the SPAR Booster Pump Station project application currently under CPD review in no way includes work associated with a future reservoir project in the vicinity. Each of these projects are totally discrete and independent, and any future application(s) will require review using all applicable regulations in effect at the time of any future application.

2. There is no discussion of the extreme amount of garbage (hazardous waste) in the SEPA checklist, nor any discussion, anywhere of how this garbage from homeless camps will be removed.

We will work with City Human Services and Outreach Services prior to construction. We will contract a contractor to clean up the site.

3. Similarly you likely need to discuss indigent housing in the SEPA checklist.

I (Dan) am happy to discuss this further to understand to what effect you believe this needs to be discussed. I agree this would be necessary if the application under review was for something along the lines of permitting a houseless persons' shelter or service site. The SEPA Environmental Checklist in this case is for the SPAR Booster Pump Station and it was prepared with the goal of identifying environmental impacts related to the project application.

4. There is no map in the critical area reports that show where each critical area buffer is impacted, nor is there a table that quantifies how much of each area is impacted. The plan set does not seem to show wetland buffer impacts.

The Critical Areas Report (ESA, 2019) discusses impacts to Wetlands, Streams, and their buffers, and significant trees, as well as compensatory mitigation provided to offset these impacts. The project does not have direct impacts to any wetland or stream.

Streams. Buffer impacts are discussed in Section 7.2 of the CAR with all buffer impacts, temporary and permanent, shown on Figures 4 and 5 in the report and in Plan Sheet L1 as well . Since the wetland and stream buffers are, in some cases, overlapping, the impacts were presented in terms of total temporary and permanent buffer impact. The table below is an approximate estimate of the impacts, however it should be noted that this could vary depending on how the impact areas was assigned. The table below assigns buffer impacts to the associated wetland, with remaining impact areas assigned to streams, in order to ensure impacts were not double counted. Other critical areas, such as steep slopes and critical aquifer recharge areas were not included in this report, but rather were addressed in the Report Addendum – Critical Areas Evaluation by Icicle Creek (2021).

Wetland/Stream Name	Total Buffer Area (SF)*	Permanent Buffer Impacts (SF)*	Permanent Impact (% of original buffer)
Stream 1	47,574	0	0.0%
Stream 2	37,571	1,949	5.19%
Stream 3	3,162	1,479	46.77%
Wetland A	10,302	0	0.0%
Wetland B	66,671	9,501	14.25%
Wetland C	49,849	7,697	15.44%

5. Similarly there is no map showing the quantities of area that is being considered enhancement and how each enhancement correlates with each impact.

The December 2019 CAR shows all areas of buffer enhancement, including temporary and permanent buffer mitigation (Figures 8 through 11) and tree mitigation areas (Figures 12 through 14). The project plan set includes the final mitigation plans for these areas as Sheets L2 through L5

6. There is no discussion of the spring/stream that goes across the existing gravel road from the W/NW and pools in an area just next to the road with wetland plants, then drains into stream 3. I have pictures.

We are not aware of the specific feature you are referencing. We would need a map or figure, and photos, to reply to comment further.

7. The IMC indicates that the mitigations are the responsibility of the landowner in perpetuity. There is no discussion of who in the City is going to be responsible for that. Monitoring of buffer mitigation and tree mitigation success, including mitigation goals, objectives, and required performance standards are listed in Section 7 of the CAR. This includes 5 years of required monitoring and reporting by the City on the mitigation site. Section 7.5 indicates the City will be responsible for maintenance for a period of 5 years. Section 7.7 states the following; “The City will implement measures, consisting of a protective covenant or conservation easement, that will protect the mitigation in perpetuity by precluding future use of the area (except for the purposes of enhancing or restoring the mitigation associated with the Project). The implemented measure will be recorded with the City of Issaquah’s Assessor’s office. Documented proof of the protective covenant will be provided to the regulatory agencies”

8. There is no map that clearly shows the steep slopes as they correlate with the wetland and stream buffers.

Plan Sheet G11 shows the regulated steep slopes while Sheet L1 indicates the streams,

wetlands, and associated buffers. Only Wetland A is located on a steep slope and neither the wetland, nor its buffer, will be impacted by the project.

Comments:

1. Please push back on the 15.5ft emergency access. We have a ton of roads under 12ft wide in this town that EFR uses all the time.

This is a fire code requirement, it requires 15-ft minimum.

2. Please explain the odd bulge at the bottom of road by the trail that impacts the buffer of Stream 2. What is it and why?

The feature that impacts the buffer of Wetland 2 is a the widened entry way for fire trucks to ingress/egress the site, which requires widening into the hillslope.

3. Wetland buffers adjacent to steep slopes are not allowed to be reduced. The Utility exemption has done this yet is only requiring 1:1 mitigation.

Wetland A, the only wetland located on a steep slope, is a Category IV wetland. Due to the location on a steep slope, we applied the maximum buffer width of 25-feet [IMC 18.10.650 (B)]. See Table 3 in the 2019 CAR and the 25-foot buffer is also shown on Figures 3 and 6 of the CAR. The buffer was not reduced and the project does not impact the buffers of Wetland A and therefore no mitigation is required.

4. While the text makes it seem like the enhancement is mainly shrubbery (whatever that is) the mitigation map shows that under 6,000 ft of 23,000ft is plants other than native grasses. Native grasses do not provide the complexity necessary for stream and wetlands to thrive. Please require "real" plants.

<image002.png>

As stated in Section 7.2 of the CAR, the project is providing more than 1:1 mitigation for permanent buffer impacts (20,623 SF) . The predominance of this mitigation consists of the planning of appropriate native trees and shrubs including 200 coniferous trees and 200 willows over an area of 23,983 SF. The temporary buffer impacts of 9,613 SF are being offset by the revegetation of these areas with native shrubs (5,292 SF) and 14,173 SF of native grasses. The native grasses were selected for areas adjacent to the access road, where vehicle clearances do not allow the installation of trees or shrubs.

The City has altered the mitigation plan for temporarily disturbed areas to include hand application of grass seed mix, in lieu of hydro-seeding, based on design review comments. These drought-tolerant native grasses will provide many buffer functions (e.g., stormwater runoff filtering and flow reduction) and are structurally appropriate for their proposed locations as the roadway will facilitate traffic from large, heavy machinery. Other types of planting (i.e., shrubs) would limit visibility and require pruning to reduce roadway encroachment. In total and as detailed in the Critical Areas Report, the proposed critical areas buffer and tree mitigation will increase long-term function of wetlands, streams, buffers, and forest habitat.

5. City code for Steep slope and Landslide hazard areas do not allow removal of vegetation within the steep slope/ landslide hazard area buffers. It is unclear from the information provided that significant trees are not being removed from within the buffer. Please clearly show that no native vegetation is being removed from the buffer.

No significant trees will be removed from the steep slope area (see sheet G11 of the plan set). Although a few individual trees within the buffer may be removed, such trees

will not alter slope stability and will be fully mitigated for at a ratio of greater than 8:1 (see CAR).

6. The ponds that the stormwater is draining into are in horrifying condition. They were planted with native plants when the Camp Creek rework was done, but those plants are overgrown with blackberries and garbage is floating in the water from the nearby homeless areas. Please require the restoration of these ponds if they are going to be used for stormwater from this area.

This will be a condition of the ASDP and SW permits. Public Works has budgeted for property restoration.

7. The Geotech reports do not discuss the difficulties of water in both the soil itself and in the surround area which is known for popping springs in heavy rain events. Please require that all clearing and grading occur in the summer months.

The timing of when clearing and grading should occur will be determined by the applicant's geotechnical engineer with a peer provided by CPD's consulting geotechnical engineer. Should the professional engineers determine that clearing and grading activities are appropriate during the wet weather season, the project would still be subject to the provisions in IMC 16.26.050.C.4 (wet season TESC).

Please put me on as a Party of Record if this has not already occurred.

Done as of December 2017.

Thanks,

Connie Marsh